



COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

SPECIAL TOWN MEETING

To the Constable of the Town of Maynard, in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the voters of said Maynard, to assemble in the FOWLER MIDDLE SCHOOL AUDITORIUM, THREE TIGER DRIVE IN SAID town, on Monday, May 20, 2013 at 9:00 P.M. then and there to act on the following articles:

SPECIAL NOTICE TO VOTERS

On Monday, May 13, 2013 at 7:00 P.M., a public hearing will be held at the Maynard Town Hall, Michael J. Gianotis Room, Room 201, to discuss with any citizen who desires further information, as to the recommended budget, and any special Articles in the Warrant to which the Finance Committee has made a recommendation. Explanation and discussion concerning these matters may be helpful in the interest of saving time at the Special Town Meeting. Your participation is welcome.

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Special Town Meeting

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ARTICLE: S-1 REUSE OF FIRE CAPITAL OUTLAY

To see if the town will vote to authorize the fire capital outlay of \$9,111.00, (account 5065:0220:580000:3018); to be used for general work on the fire station. This account was previously designated for work on the fire station fire escape.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: At Town Meeting

Comments: These funds are already in the budget this vote will only expand the use scope of work these funds will cover.

**ARTICLE: S-2 COMMUNITY PRESERVATION FUND RESERVE
APPROPRIATION**

To see if the Town will vote to appropriate from Community Preservation Funds the amounts recommended by the Community Preservation Committee (CPC) for community preservation projects, as presented to the CPC, with each item to be considered a separate appropriation, in accordance with the requirements of Massachusetts General Laws Chapter 44B:

Appropriations:

\$ 10,000.00

From Open Space Reserve Fund to the Maynard Conservation Commission for deposit in the Maynard Conservation Land Trust Fund, with any of these expenditures from said Conservation Land Trust Fund to be subject to the provisions of the Community Preservation Act.

\$ 7,500.00

From the Historical Resources Fund to the Town of Maynard Historical Commission for restoration of E. Howard Scale and Cabinet with unexpended funds as of June 30, 2014 being returned to their funding sources.

\$ 25,000.00

From the Community Housing Fund to the Board of Selectmen to fund a pre-development plan for a Veteran's Housing Proposal. This plan would provide planning for suitable housing for Veteran's who may otherwise not be able to afford or attain suitable shelter and or housing with unexpended funds as of June 30, 2014 being returned to their funding sources.

\$4,800.00

From the Unreserved Fund to the Maynard Youth Soccer Association to fund a renovation and preservation program at Rockland Field which would enable various youth groups to continue to use the fields for their programs with unexpended funds as of June 30, 2014 being returned to their funding sources.

Total Appropriations from Community Preservation Fund \$ 47,300.00

To do or act thereon.

SPONSORED BY: Community Preservation Committee
APPROPRIATION: \$47,300.00
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-3 COMMUNITY PRESERVATION FUND TRANSFER

To see if the town will vote to appropriate from FY2013 Community Preservation Fund revenues the sum of \$122,900.00 to be transferred to the Town's General Fund, for the first year long Term Debt principal and interest payment on the purchase of the Maynard Country Club, as voted in Article 5 of the October 26, 2011 Special Town Meeting.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: \$122,900.00
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-4 LARGE INDUSTRIAL / COMMERCIAL PROPERTY APPRAISAL

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide to meet a sum not to exceed fifteen thousand dollars \$15,000.00 for the purpose of conducting an appraisal of a large industrial commercial property.

To do or act thereon.

SPONSORED BY: Board of Assessors
APPROPRIATION: None (Private Funds)
FINCOM RECOMMENDATION: At Town Meeting

Comments: To hire a professional Commercial/Industrial Appraiser to appraise the property located at 146 Main Street Assessor's Parcel Map 14 Lot 201.

This property is the largest taxpaying property in Maynard. With June 30, 2013 ending the Tax Increment Financing agreement at Clock Tower Place it is in the best interests of both the property owners and all other taxpayers to have up-to-date and accurate valuation.

ARTICLE: S-5 PERSONAL PROPERTY EXEMPTION

To see if the Town will vote to ACCEPT THE PROVISION OF Massachusetts General Law Chapter 59 Section 5(54) to allow the Town to exempt from taxation certain Personal Property by establishing a minimum value of \$2,000.00 for personal property subject to taxation.

To do or act thereon.

SPONSORED BY: Board of Assessors
APPROPRIATION: None
FINCOM RECOMMENDATION: At Town Meeting

Comments: This exemption applies to businesses only. This will eliminate nominal bills and minimize the cost of the town of small tax bills from being mailed out. Many of these businesses are small home-based businesses. State law allows exemptions of up to \$10,000.00. The recommended \$2,000.00 limit will affect about 71 businesses with annual personal property tax bills ranging from \$2.00 to \$59.00. The tax exemptions will total about \$2,300.00.

ARTICLE: S-6 CAPITAL STABILIZATION FUND

To see if the Town will vote to establish a Capital Stabilization Fund in accordance with Massachusetts General Law Chapter 40 Section 5B.

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: None
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-7 CERTIFIED FREE CASH APPROPRIATION

To see if the Town will vote to appropriate from certified free cash as of July 1, 2012 the sum of \$2,910,826.00 for the following capital and stabilization fund purposes and in the following amounts:

<u>PURPOSE</u>	<u>AMOUNT</u>
Capital Stabilization Fund	\$931,826.00
OPEB Trust	\$50,000.00
DPW Truck and Associated Equipment	\$175,000.00
Sidewalk Improvements	\$500,000.00
Financial Software Conversion	\$102,000.00
Police Cruiser	\$40,000.00
Fire Department Radio Box	\$50,000.00
Fowler & Green Meadow School Roof Repairs	\$850,000.00
Fowler & Green Meadow Security System	\$200,000.00

High School Moving Expenses \$12,000.00

TOTAL APPROPRIATION \$2,910,826.00

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: \$2,910,826.00
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-8 RESERVE FOR OVERLAY RELEASE APPROPRIATION

To see if the Town will vote to transfer and appropriate the following sums of money for the purpose listed, from the Fund Balance Reserved for Overlay Released:

<u>PURPOSE</u>	<u>AMOUNT</u>
Deficit – FY13 Snow & Ice	\$187,495.97
Deficits – Allowance for Abatements (Overlay for Years, 2003, 2005, & 2009)	\$53,281.24
Sick Leave Buybacks	\$85,010.87
TOTAL APPROPRIATION	\$325,788.08

To do or act thereon.

SPONSORED BY: Board of Selectmen
APPROPRIATION: \$325,788.08
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-9 SEWER RETAINED EARNINGS

To see if the town will vote to transfer from “Sewer Retained Earnings” the sum of \$70,000.00. Funds to be used for Penn Valley Pump at the Waste Water Treatment Plant, Moyno Pump at the Waste Water Treatment Plant and for Lift Station clearing. This expenditure will allow for equipment upgrades.

- Penn Valley Pump \$35,000.00
- Moyno Pump \$20,000.00
- Lift Station Cleaning \$15,000.00

To do or act thereon.

SPONSORED BY: Department of Public Works
APPROPRIATION: \$70,000.00
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-10 WATER RETAINED EARNINGS

To see if the town will vote to transfer from "Water Retained Earnings" the sum of \$142,000.00 Funds to be used for Cleaning of Well number 4, Cleaning of Wells number 1, 1A, Spare Pump and Motor for the Rockland Ave Wells, Fire Hydrant Replacement, Meter Replacement, Brush cutting around Water Towers and Easements, Structural Inspections of Storage Tanks. And further that any unused funds resulting therefrom shall be used to reduce bond costs for the repair and maintenance of the concrete and steel water tanks.

• Cleaning of Well No. 4	\$12,000.00
• Cleaning of Well 1 & 1A	\$25,000.00
• Spare Pump and Motor Rockland Ave. Wells	\$15,000.00
• Fire Hydrant Replacement	\$40,000.00
• Meter Replacement	\$40,000.00
• Structural inspection of Storage tanks	\$10,000.00

To do or act thereon.

SPONSORED BY: Department of Public Works
APPROPRIATION: \$142,000.00
FINCOM RECOMMENDATION: At Town Meeting

ARTICLE: S-11 TRANSFER SEWER ENTERPRISE RETAINED EARNINGS

To see if the town will vote to raise and appropriate from the Sewer Enterprise Retained Earnings a sum of \$91,464.00 to the Sewer Enterprise Stabilization Fund.

To do or act thereon.

SPONSORED BY: Department of Public Works
APPROPRIATION: \$91,464.00
FINCOM RECOMMENDATION: At Town Meeting

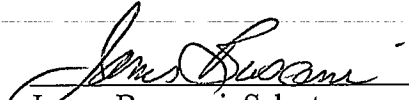
ARTICLE: S-12 TRANSFER WATER ENTERPRISE RETAINED EARNINGS

To see if the town will vote to raise and appropriate from the Water Enterprise Retained Earnings a sum of \$19,929.00 to the Water Enterprise Stabilization Fund.

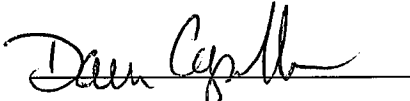
To do or act thereon.

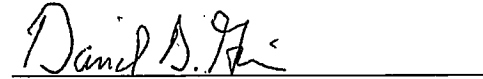
SPONSORED BY: Department of Public Works
APPROPRIATION: \$19,929.00
FINCOM RECOMMENDATION: At Town Meeting


Given under our hands this **22th** day of April in the year of Two Thousand and Thirteen.

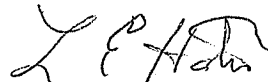

James Buscemi, Selectman

Mick Hurrey, Selectman


Dawn Capello, Chairman


David Gavin, Selectman


Brendon Chetwynd, Selectman

A true copy, Attest  Constable of Maynard.
Larry Hartnett